HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Hamilton and Brantford CMAs

Date Released: March 2016

Housing market intelligence you can count on

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

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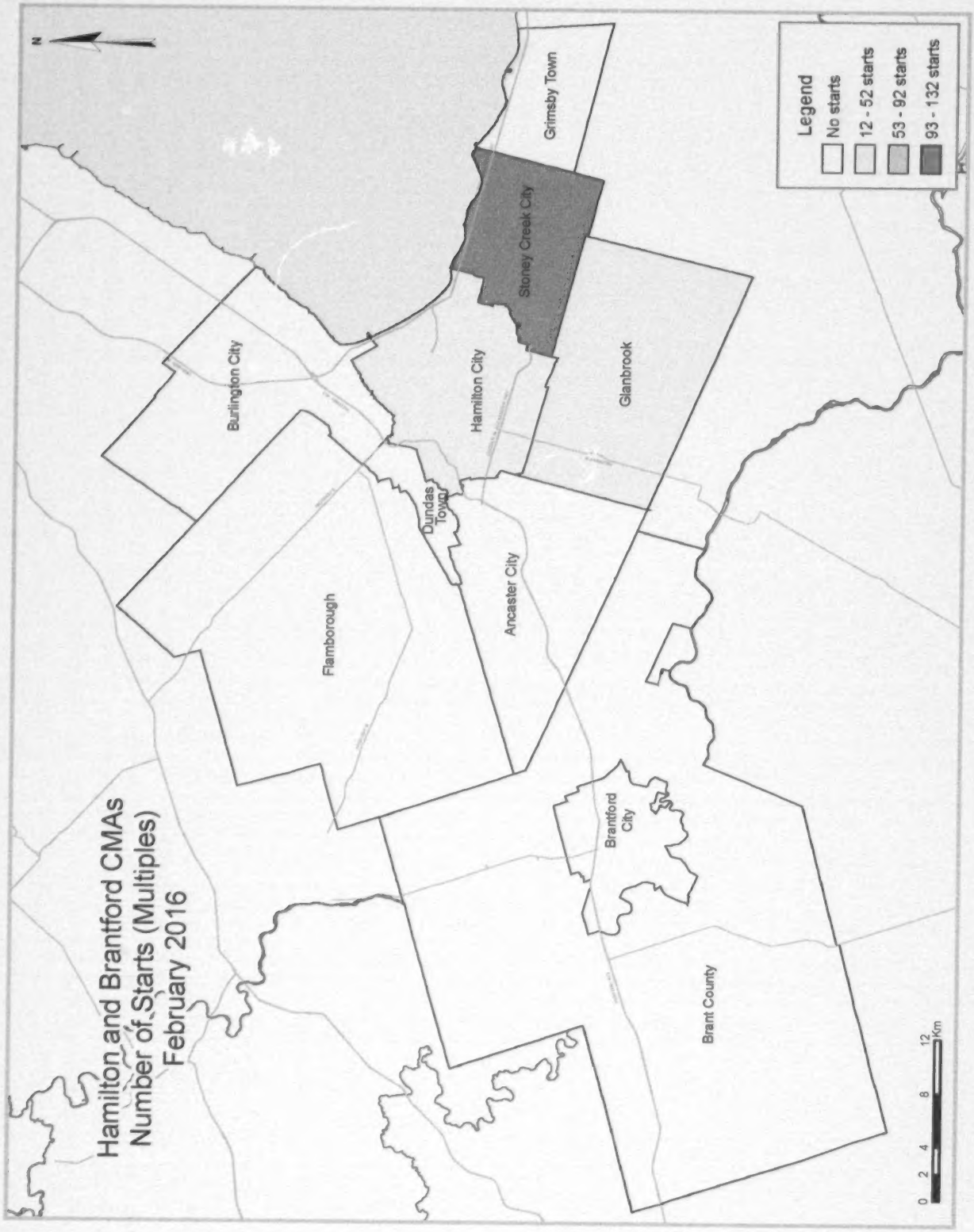
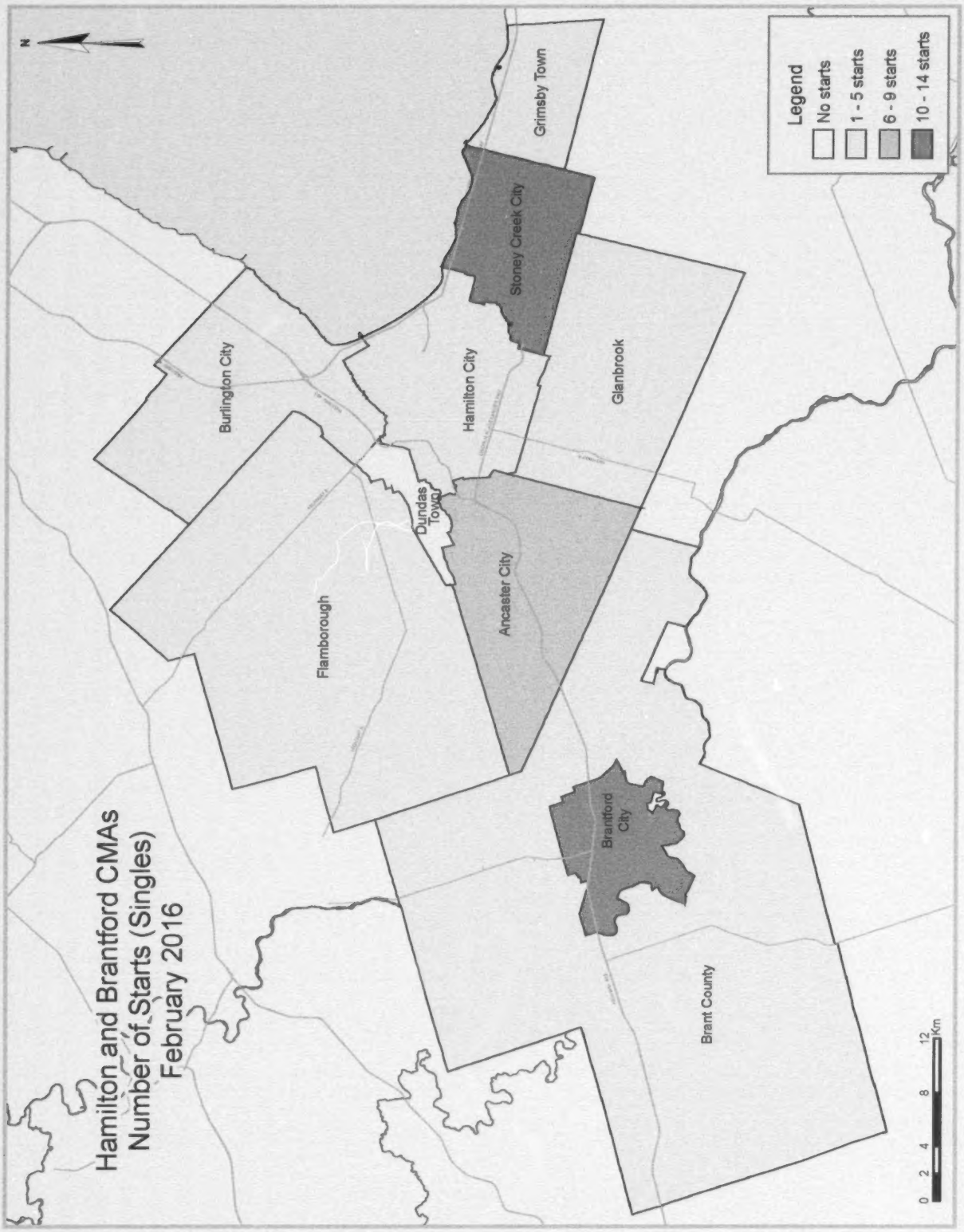
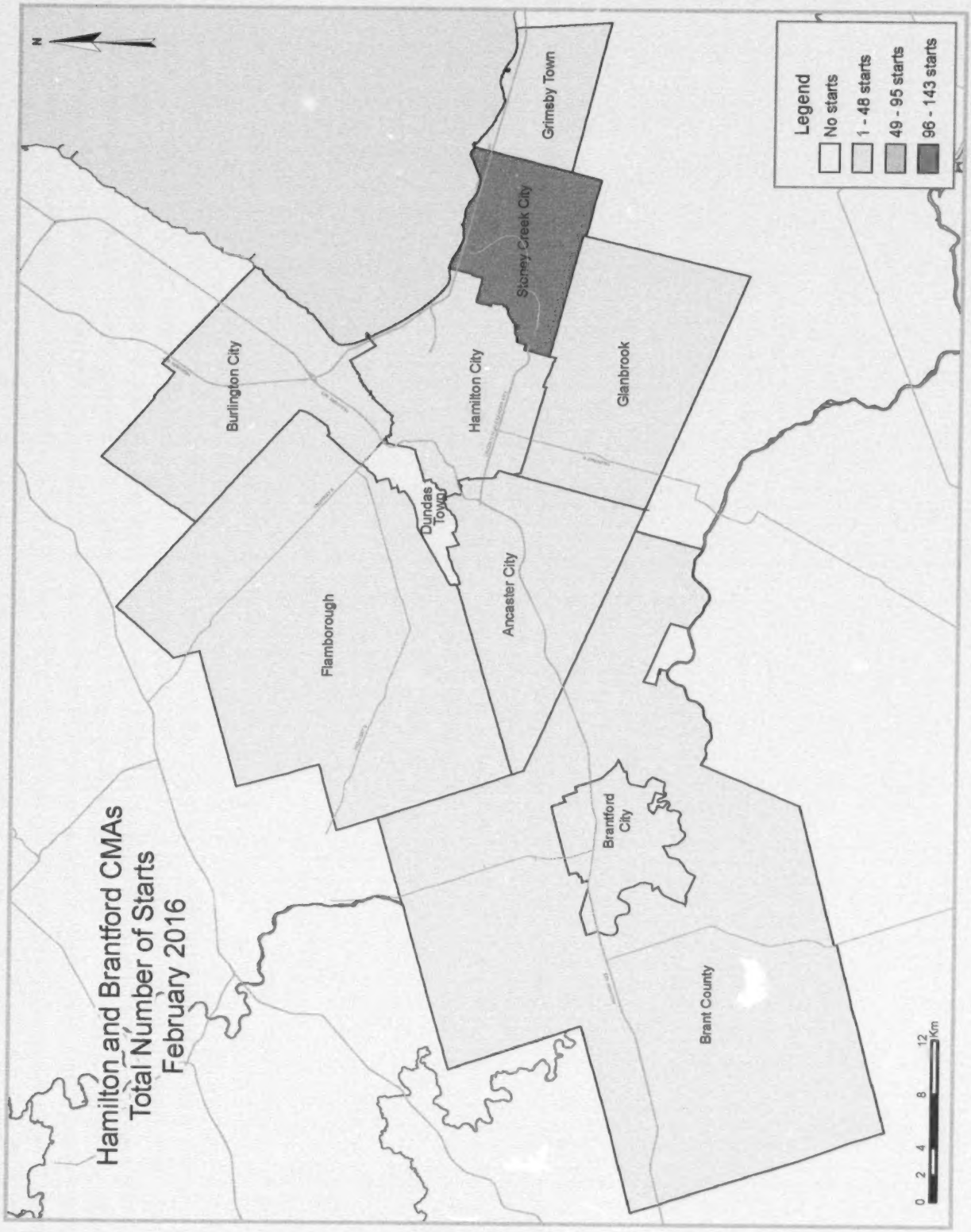
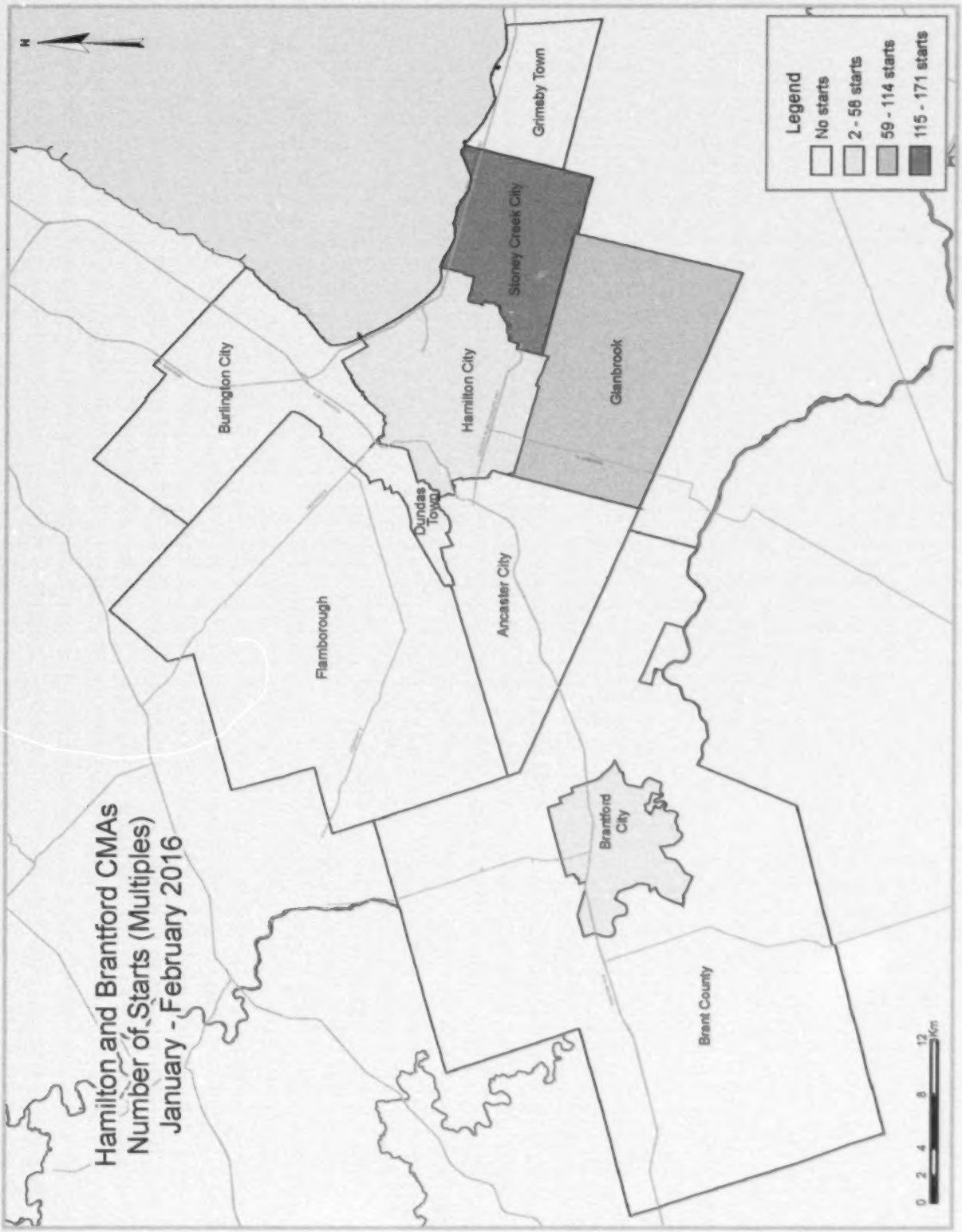
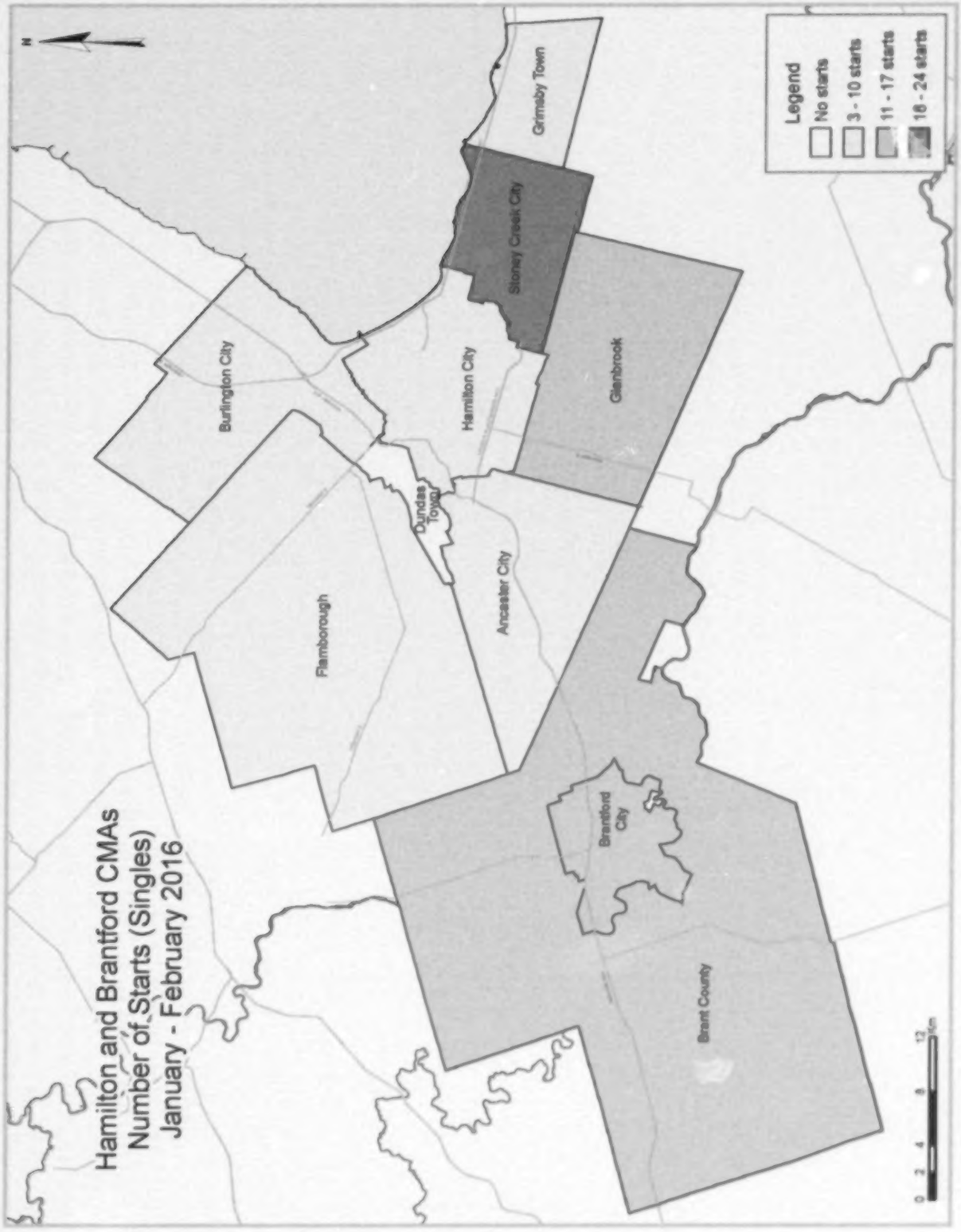
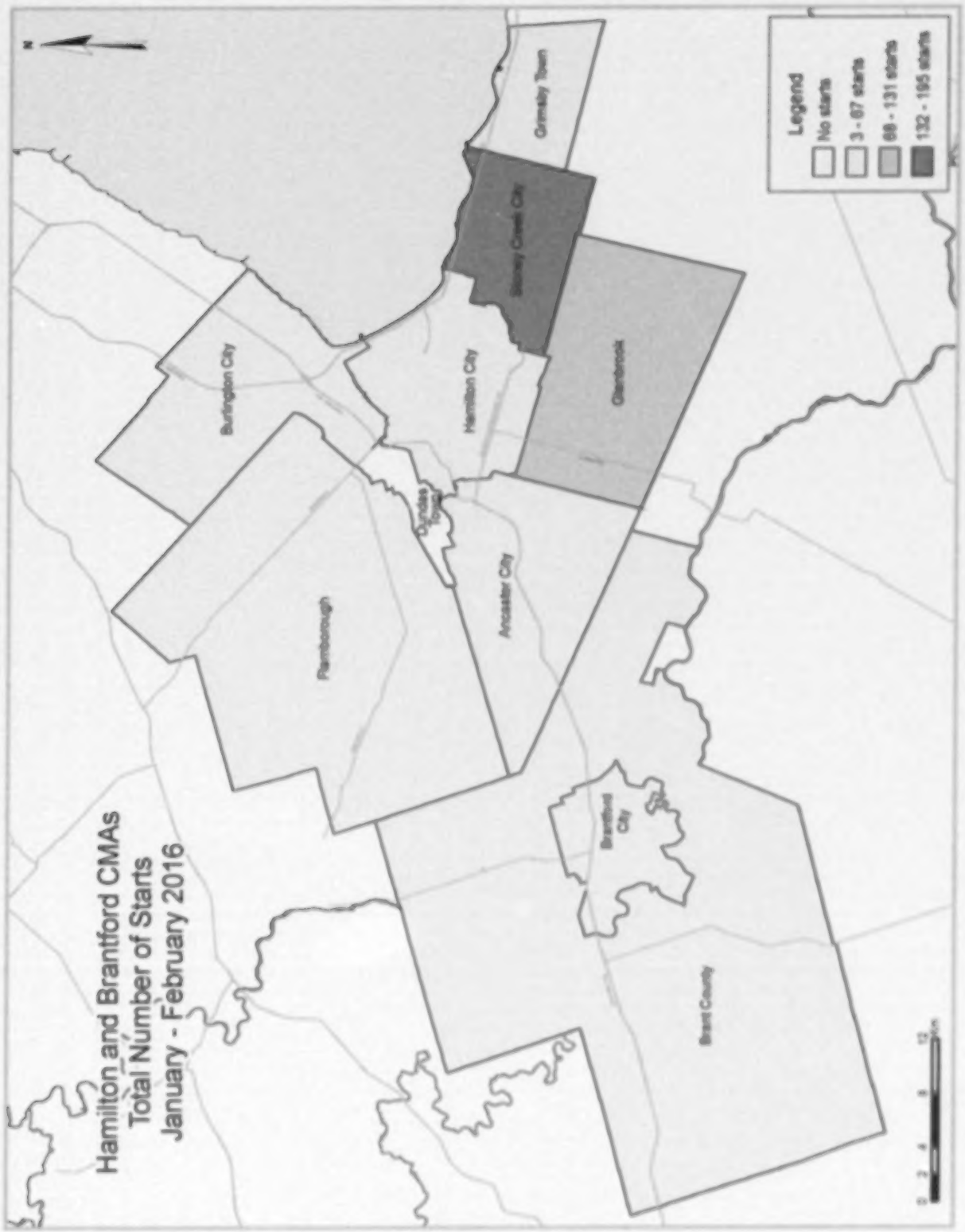

Hamilton and Brantford CMAs
Number of Starts (Multiples)
February 2016
N
Legend
No starts
12 - 52 starts
53 - 92 starts
93 - 132 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
February 2016
N
Legend
No starts
1 - 5 starts
6 - 9 starts
10 - 14 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
February 2016
N
Legend
No starts
1 - 48 starts
49 - 95 starts
96 - 143 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - February 2016
N
Legend
No starts
2 - 58 starts
59 - 114 starts
115 - 171 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - February 2016
Legend
No starts
3 - 10 starts
11 - 17 starts
18 - 24 starts
N
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 km


Hamilton and Brantford CMAs
Total Number of Starts
January - February 2016
Legend
No starts
3 - 67 starts
68 - 131 starts
132 - 195 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (annual)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) February 2016		
Hamilton CMA[1]	January 2016	February 2016
Trend[2]	2,394	2,928
SAAR	1,891	2,694
	February 2015	February 2016
Actual		
February - Single-Detached	44	20
February - Multiples	12	164
February - Total	56	194
January to February - Single-Detached	108	69
January to February - Multiples	30	254
January to February - Total	138	323

Table 1b: Housing Starts (SAAR and Trend) February 2016		
Brantford CMA[1]	January 2016	February 2016
Trend[2]	706	711
SAAR	219	284
	February 2015	February 2016
Actual		
February - Single-Detached	15	19
February - Multiples	9	-
February - Total	24	19
January to February - Single-Detached	30	27
January to February - Multiples	9	2
January to February - Total	39	29

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
February 2018

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2018	20	4	32	0	0	0	0	128	184
February 2017	69	0	12	0	0	0	0	0	90
% Change	-71.0	n/a	166.7	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2018	49	18	108	0	0	0	0	128	303
Year-to-date 2017	106	2	12	2	18	0	2	0	138
% Change	-54.0	**	**	-100.0	-100.0	n/a	-100.0	n/a	119.1
UNDER CONSTRUCTION									
February 2018	856	36	630	8	22	178	120	403	2,353
February 2017	1,016	86	1,033	6	169	402	146	356	3,209
% Change	-15.7	-58.1	-39.0	33.3	-86.9	-55.7	-17.8	13.2	-26.7
COMPLETIONS									
February 2018	79	0	91	0	6	8	16	16	166
February 2017	70	14	43	0	52	89	0	0	278
% Change	12.9	-100.0	111.6	n/a	-88.5	-91.0	n/a	n/a	-40.3
Year-to-date 2018	159	0	91	0	6	8	16	16	316
Year-to-date 2017	219	14	67	0	60	180	32	0	572
% Change	-27.4	-100.0	35.8	n/a	-90.0	-95.6	-50.0	n/a	-44.8
COMPLETED & NOT ABSORBED									
February 2018	116	1	139	0	18	3	n/a	n/a	279
February 2017	39	2	30	2	9	17	n/a	n/a	113
% Change	197.4	-50.0	**	-100.0	100.0	-82.4	n/a	n/a	146.9
ABSORBED									
February 2018	83	0	68	0	10	0	n/a	n/a	161
February 2017	79	13	31	0	28	87	n/a	n/a	238
% Change	5.1	-100.0	119.4	n/a	-64.3	-98.9	n/a	n/a	-32.4
Year-to-date 2018	179	0	73	1	24	0	n/a	n/a	277
Year-to-date 2017	224	13	86	0	28	139	n/a	n/a	490
% Change	-19.9	-100.0	-15.1	n/a	-17.1	-97.8	n/a	n/a	-43.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b Housing Activity Summary of Brantford CMA
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Singles	Semi	Row, Apt & Other	Singles	Row and Semi	Apt & Other	Singles, Semi, and Row	Apt & Other	
STARTS									
February 2016	19	0	0	0	0	0	0	0	19
February 2015	19	0	0	0	0	0	0	0	19
% Change	52.7	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-20.0
Year-to-date 2016	37	2	0	0	0	0	0	0	39
Year-to-date 2015	29	0	0	11	0	0	0	0	40
% Change	27.6	n/a	n/a	-100.0	-100.0	n/a	n/a	n/a	-2.5
UNDER CONSTRUCTION									
February 2016	107	10	110	0	56	104	0	0	376
February 2015	140	2	0	0	22	0	0	40	204
% Change	-23.6	**	**	-100.0	154.5	n/a	n/a	-100.0	84.3
COMPLETIONS									
February 2016	20	0	13	0	0	0	0	0	33
February 2015	0	0	0	0	0	0	0	0	0
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2016	36	0	37	0	0	0	0	0	73
Year-to-date 2015	30	0	0	0	0	0	0	0	30
% Change	20.0	-100.0	**	n/a	n/a	n/a	-100.0	n/a	143.3
COMPLETED & NOT ABSORBED									
February 2016	57	7	53	0	13	0	n/a	n/a	130
February 2015	30	2	0	11	0	0	n/a	n/a	73
% Change	90.0	**	n/a	-100.0	**	n/a	n/a	n/a	78.1
ABSORBED									
February 2016	20	0	0	0	0	0	n/a	n/a	20
February 2015	7	0	0	0	0	0	n/a	n/a	7
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2016	65	0	19	0	0	0	n/a	n/a	84
Year-to-date 2015	37	0	0	0	1	0	n/a	n/a	38
% Change	75.8	n/a	75.8	n/a	**	n/a	n/a	n/a	121.1

Key — CMHC Starts and Completions Survey, Rental Absorption Survey

Table 1.2 Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi and Row	Apt. & Other	
CMA									
City of Hamilton									
February 2016	55	0	52	0	0	0	0	128	235
February 2015	53	0	12	0	0	0	0	0	67
Former Hamilton City									
February 2016	2	0	26	0	0	0	0	0	28
February 2015	10	0	0	0	0	0	0	0	10
Stoney Creek City									
February 2016	11	0	0	0	0	0	0	128	139
February 2015	11	0	12	0	0	0	0	0	23
Glanbrook City									
February 2016	8	0	0	0	0	0	0	0	8
February 2015	3	0	0	0	0	0	0	0	3
Dundas Town									
February 2016	0	0	0	0	0	0	0	0	0
February 2015	0	0	0	0	0	0	0	0	0
Flamborough									
February 2016	1	0	0	0	0	0	0	0	1
February 2015	1	0	0	0	0	0	0	0	1
Ancaster									
February 2016	1	0	14	0	0	0	0	0	15
February 2015	8	0	0	0	0	0	0	0	8
City of Burlington									
February 2016	9	0	0	0	0	0	0	0	9
February 2015	8	0	0	0	0	0	0	0	8
Grimsby									
February 2016	1	0	0	0	0	0	0	0	1
February 2015	1	0	0	0	0	0	0	0	1
Hamilton CMA									
February 2016	64	0	52	0	0	0	0	128	244
February 2015	64	0	12	0	0	0	0	0	76
Brant County									
February 2016	0	0	0	0	0	0	0	0	0
February 2015	0	0	0	0	0	0	0	0	0
Brantford City									
February 2016	18	0	0	0	0	0	0	0	18
February 2015	12	0	0	0	0	0	0	0	12
Brantford CMA									
February 2016	18	0	0	0	0	0	0	0	18
February 2015	12	0	0	0	0	0	0	0	12

Source: CMHC (Starts and Completions Survey, Rental Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
February 2016	371	30	325	0	6	191	120	248	1,291
February 2015	305	92	423	0	109	245	146	122	1,512
Former Hamilton City									
February 2016	54	0	38	0	0	191	120	120	531
February 2015	86	50	9	0	0	181	132	122	580
Stoney Creek City									
February 2016	55	10	92	0	6	0	0	128	299
February 2015	127	28	101	0	50	64	14	0	464
Ancaster City									
February 2016	25	0	35	0	0	0	0	0	60
February 2015	47	0	36	0	0	0	0	0	83
Dundas Town									
February 2016	5	2	0	0	0	0	0	0	7
February 2015	2	0	0	0	0	0	0	0	2
Flamborough									
February 2016	10	0	14	0	0	0	0	0	24
February 2015	67	4	82	0	3	0	0	0	156
Glanbrook									
February 2016	222	2	146	0	0	0	0	0	370
February 2015	56	0	115	0	56	0	0	0	227
City of Burlington									
February 2016	69	4	12	4	17	387	0	155	648
February 2015	109	4	32	0	52	124	0	270	591
Grimsby									
February 2016	26	2	83	0	0	0	0	0	111
February 2015	62	0	78	6	3	33	0	4	186
Hamilton CMA									
February 2016	466	36	420	4	23	578	120	403	2,050
February 2015	556	86	533	6	164	402	146	396	2,289
Brant County									
February 2016	39	0	34	0	0	0	8	0	89
February 2015	35	2	0	6	4	0	0	0	47
Brantford City									
February 2016	68	2	79	0	26	152	0	0	327
February 2015	108	0	3	0	48	0	0	60	219
Brantford CMA									
February 2016	107	10	113	0	26	152	0	0	416
February 2015	143	2	3	6	52	0	0	60	266

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
February 2016	67	0	41	0	0	0	14	18	140
February 2015	59	14	12	0	32	99	0	0	216
Former Hamilton City									
February 2016	14	0	17	0	0	0	0	18	49
February 2015	17	4	0	0	14	99	0	0	134
Stoney Creek City									
February 2016	11	0	6	0	0	0	14	0	31
February 2015	24	10	8	0	18	0	0	0	60
Ancaster City									
February 2016	8	0	5	0	0	0	0	0	13
February 2015	6	0	0	0	0	0	0	0	6
Dundas Town									
February 2016	0	0	0	0	0	0	0	0	0
February 2015	1	0	0	0	0	0	0	0	1
Flamborough									
February 2016	7	0	0	0	0	0	0	0	7
February 2015	5	0	0	0	0	0	0	0	5
Glanbrook									
February 2016	27	0	13	0	0	0	0	0	40
February 2015	6	0	4	0	0	0	0	0	10
City of Burlington									
February 2016	2	0	0	0	6	8	0	0	16
February 2015	4	0	4	0	0	0	0	0	8
Grimsby									
February 2016	10	0	0	0	0	0	0	0	10
February 2015	7	0	47	0	0	0	0	0	54
Hamilton CMA									
February 2016	79	0	41	0	6	8	14	18	166
February 2015	70	14	63	0	32	99	0	0	278
Brant County									
February 2016	7	0	0	0	0	0	0	0	7
February 2015	1	0	0	0	0	0	0	0	1
Brantford City									
February 2016	16	0	13	0	5	0	0	0	34
February 2015	1	0	0	0	0	0	0	0	1
Brantford CMA									
February 2016	23	0	13	0	5	0	0	0	41
February 2015	2	0	0	0	0	0	0	0	2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
February 2016	97	0	112	0	18	3	n/a	n/a	230
February 2015	46	2	11	0	9	17	n/a	n/a	85
Former Hamilton City									
February 2016	16	0	24	0	0	0	n/a	n/a	40
February 2015	7	2	1	0	4	12	n/a	n/a	26
Stoney Creek City									
February 2016	26	0	44	0	15	0	n/a	n/a	85
February 2015	6	0	5	0	0	0	n/a	n/a	11
Ancaster City									
February 2016	8	0	6	0	0	0	n/a	n/a	14
February 2015	10	0	4	0	0	2	n/a	n/a	16
Dundas Town									
February 2016	0	0	0	0	0	0	n/a	n/a	0
February 2015	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
February 2016	0	0	1	0	0	3	n/a	n/a	4
February 2015	4	0	0	0	0	3	n/a	n/a	7
Glanbrook									
February 2016	47	0	37	0	3	0	n/a	n/a	87
February 2015	19	0	1	0	5	0	n/a	n/a	25
City of Burlington									
February 2016	7	1	0	0	0	0	n/a	n/a	8
February 2015	6	0	3	0	0	0	n/a	n/a	9
Grimsby									
February 2016	10	0	22	0	0	0	n/a	n/a	32
February 2015	6	0	11	2	0	0	n/a	n/a	19
Hamilton CMA									
February 2016	114	1	134	0	18	3	n/a	n/a	270
February 2015	58	2	25	2	9	17	n/a	n/a	113
Brant County									
February 2016	11	5	0	0	1	0	n/a	n/a	17
February 2015	7	0	0	1	1	0	n/a	n/a	9
Brantford City									
February 2016	16	2	22	0	9	0	n/a	n/a	49
February 2015	13	2	0	0	8	0	n/a	n/a	23
Brantford CMA									
February 2016	27	7	22	0	10	0	n/a	n/a	66
February 2015	20	2	0	1	9	0	n/a	n/a	32

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
February 2016	72	0	44	0	4	0	n/a	n/a	120
February 2015	64	13	7	0	28	87	n/a	n/a	199
Former Hamilton City									
February 2016	16	0	4	0	0	0	n/a	n/a	20
February 2015	17	3	0	0	10	87	n/a	n/a	117
Stoney Creek City									
February 2016	12	0	11	0	0	0	n/a	n/a	23
February 2015	25	10	3	0	18	0	n/a	n/a	56
Ancaster City									
February 2016	12	0	5	0	0	0	n/a	n/a	17
February 2015	9	0	0	0	0	0	n/a	n/a	9
Dundas Town									
February 2016	0	0	0	0	0	0	n/a	n/a	0
February 2015	1	0	0	0	0	0	n/a	n/a	1
Flamborough									
February 2016	8	0	8	0	0	0	n/a	n/a	16
February 2015	6	0	0	0	0	0	n/a	n/a	6
Glanbrook									
February 2016	24	0	16	0	4	0	n/a	n/a	44
February 2015	6	0	4	0	0	0	n/a	n/a	10
City of Burlington									
February 2016	2	0	0	0	6	8	n/a	n/a	16
February 2015	5	0	1	0	0	0	n/a	n/a	6
Grimsby									
February 2016	6	0	0	0	0	0	n/a	n/a	6
February 2015	10	0	43	0	0	0	n/a	n/a	53
Hamilton CMA									
February 2016	80	0	44	0	10	8	n/a	n/a	142
February 2015	79	13	51	0	28	87	n/a	n/a	258
Brant County									
February 2016	6	0	1	0	0	0	n/a	n/a	7
February 2015	4	0	0	0	0	0	n/a	n/a	4
Brantford City									
February 2016	19	0	7	0	5	0	n/a	n/a	31
February 2015	3	0	0	0	0	0	n/a	n/a	3
Brantford CMA									
February 2016	25	0	8	0	5	0	n/a	n/a	38
February 2015	7	0	0	0	0	0	n/a	n/a	7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,116	22	514	6	44	350	2	0	2,054
% Change	-2.4	-80.0	-37.7	-40.0	-81.7	-7.4	n/a	-100.0	-27.5
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	264	16	184	1	19	152	0	153	789
% Change	0.4	**	**	-93.3	-63.5	n/a	-100.0	155.0	89.7
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type February 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Hamilton CMA	30	44	4	0	32	12	128	0	194	56	**
City of Hamilton	25	35	4	0	32	12	128	0	189	47	**
Former Hamilton City	2	15	0	0	20	0	0	0	22	15	46.7
Stoney Creek City	11	11	4	0	0	12	128	0	143	23	**
Ancaster City	6	2	0	0	0	0	0	0	6	2	200.0
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	1	1	0	0	0	0	0	0	1	1	0.0
Glanbrook	5	6	0	0	12	0	0	0	17	6	183.3
City of Burlington	4	6	0	0	0	0	0	0	4	6	-33.3
Grimsby	1	3	0	0	0	0	0	0	1	3	-66.7
Brantford CMA	19	15	0	0	0	9	0	0	19	24	-20.8
Brant County	5	0	0	0	0	0	0	0	5	0	n/a
Brantford City	14	15	0	0	0	9	0	0	14	24	-41.7

Table 2.1: Starts by Submarket and by Dwelling Type January - February 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Hamilton CMA	69	108	18	4	108	26	128	0	323	138	134.1
City of Hamilton	60	87	18	4	108	26	128	0	314	117	168.4
Former Hamilton City	10	31	0	2	20	0	0	0	30	33	-9.1
Stoney Creek City	24	31	18	2	25	26	128	0	195	59	**
Ancaster City	6	7	0	0	0	0	0	0	6	7	-14.3
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	4	9	0	0	0	0	0	0	4	9	-55.6
Glanbrook	16	9	0	0	63	0	0	0	79	9	**
City of Burlington	6	16	0	0	0	0	0	0	6	16	-62.5
Grimsby	3	5	0	0	0	0	0	0	3	5	-40.0
Brantford CMA	27	30	2	0	0	9	0	0	29	39	-25.6
Brant County	12	1	0	0	0	0	0	0	12	1	**
Brantford City	15	29	2	0	0	9	0	0	17	38	-55.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Hamilton CMA	32	12	0	0	0	0	128	0
City of Hamilton	32	12	0	0	0	0	128	0
Former Hamilton City	20	0	0	0	0	0	0	0
Stoney Creek City	0	12	0	0	0	0	128	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	12	0	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	0	9	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	0	9	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Hamilton CMA	108	26	0	0	0	0	128	0
City of Hamilton	108	26	0	0	0	0	128	0
Former Hamilton City	20	0	0	0	0	0	0	0
Stoney Creek City	25	26	0	0	0	0	128	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	63	0	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	0	9	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	0	9	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Hamilton CMA	66	56	0	0	128	0	194	56
City of Hamilton	61	47	0	0	128	0	189	47
Former Hamilton City	22	15	0	0	0	0	22	15
Stoney Creek City	15	23	0	0	128	0	143	23
Ancaster City	6	2	0	0	0	0	6	2
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	1	1	0	0	0	0	1	1
Glanbrook	17	6	0	0	0	0	17	6
City of Burlington	4	6	0	0	0	0	4	6
Grimsby	1	3	0	0	0	0	1	3
Brantford CMA	19	15	0	9	0	0	19	24
Brant County	5	0	0	0	0	0	5	0
Brantford City	14	15	0	9	0	0	14	24

Table 2.5: Starts by Submarket and by Intended Market
January - February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Hamilton CMA	195	120	0	16	128	2	323	138
City of Hamilton	186	101	0	14	128	2	314	117
Former Hamilton City	30	31	0	0	0	2	30	33
Stoney Creek City	67	45	0	14	128	0	195	59
Ancaster City	6	7	0	0	0	0	6	7
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	4	9	0	0	0	0	4	9
Glanbrook	79	9	0	0	0	0	79	9
City of Burlington	6	16	0	0	0	0	6	16
Grimsby	3	3	0	2	0	0	3	5
Brantford CMA	29	29	0	10	0	0	29	39
Brant County	12	0	0	1	0	0	12	1
Brantford City	17	29	0	9	0	0	17	38

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Hamilton CMA	79	70	0	14	61	95	26	99	166	278	-40.3
City of Hamilton	67	59	0	14	55	44	18	99	140	216	-35.2
Former Hamilton City	14	17	0	4	17	14	18	99	49	134	-63.4
Stoney Creek City	11	24	0	10	20	26	0	0	31	60	-48.3
Ancaster City	8	6	0	0	5	0	0	0	13	6	116.7
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	7	5	0	0	0	0	0	0	7	5	40.0
Glanbrook	27	6	0	0	13	4	0	0	40	10	**
City of Burlington	2	4	0	0	6	4	8	0	16	8	100.0
Grimsby	10	7	0	0	0	47	0	0	10	54	-81.5
Brantford CMA	23	2	0	0	18	0	0	0	41	2	**
Brant County	7	1	0	0	0	0	0	0	7	1	**
Brantford City	16	1	0	0	18	0	0	0	34	1	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Hamilton CMA	199	219	0	18	89	193	26	138	314	568	-44.7
City of Hamilton	182	191	0	18	83	96	18	138	283	443	-36.1
Former Hamilton City	36	41	0	6	17	57	18	99	71	203	-65.0
Stoney Creek City	34	67	0	12	20	26	0	0	54	105	-48.6
Ancaster City	27	31	0	0	5	6	0	39	32	76	-57.9
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	7	24	0	0	7	3	0	0	14	27	-48.1
Glanbrook	78	27	0	0	34	4	0	0	112	31	**
City of Burlington	7	15	0	0	6	22	8	0	21	37	-43.2
Grimsby	10	13	0	0	0	75	0	0	10	88	-88.6
Brantford CMA	36	30	4	2	32	11	0	0	72	43	67.4
Brant County	19	16	4	0	7	0	0	0	30	16	87.5
Brantford City	17	14	0	2	25	11	0	0	42	27	55.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Hamilton CMA	47	95	14	0	8	99	10	0
City of Hamilton	41	44	14	0	0	99	10	0
Former Hamilton City	17	14	0	0	0	99	10	0
Stoney Creek City	6	26	14	0	0	0	0	0
Ancaster City	5	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	13	4	0	0	0	0	0	0
City of Burlington	6	4	0	0	8	0	0	0
Grimsby	0	47	0	0	0	0	0	0
Brantford CMA	10	0	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	10	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Hamilton CMA	75	157	14	36	8	138	10	0
City of Hamilton	69	60	14	36	0	138	10	0
Former Hamilton City	17	21	0	36	0	99	10	0
Stoney Creek City	6	26	14	0	0	0	0	0
Ancaster City	5	6	0	0	0	39	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	7	3	0	0	0	0	0	0
Glanbrook	34	4	0	0	0	0	0	0
City of Burlington	6	22	0	0	8	0	0	0
Grimsby	0	75	0	0	0	0	0	0
Brantford CMA	32	0	0	2	0	0	0	0
Brant County	7	0	0	0	0	0	0	0
Brantford City	25	0	0	2	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 1.4: Completions by Submarket and by Intended Market
February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Hamilton CMA	120	147	14	139	32	0	166	286
City of Hamilton	108	80	0	139	32	0	140	219
Former Hamilton City	31	31	0	113	18	0	49	144
Stoney Creek City	17	42	0	18	14	0	31	60
Ancaster City	13	6	0	0	0	0	13	6
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	7	5	0	0	0	0	7	5
Glanbrook	40	10	0	0	0	0	40	10
City of Burlington	2	8	14	0	0	0	16	8
Grimsby	10	54	0	0	0	0	10	54
Brantford CMA	26	2	5	0	8	0	40	2
Brant County	7	1	0	0	0	0	7	1
Brantford City	19	1	5	0	8	0	32	1

Table 1.5: Completions by Submarket and by Intended Market
January - February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Hamilton CMA	268	332	14	198	32	38	314	568
City of Hamilton	251	235	0	170	32	38	283	443
Former Hamilton City	53	52	0	113	18	38	71	203
Stoney Creek City	40	87	0	18	14	0	54	105
Ancaster City	33	37	0	39	0	0	33	76
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	14	27	0	0	0	0	14	27
Glanbrook	112	31	0	0	0	0	112	31
City of Burlington	7	25	14	12	0	0	21	37
Grimsby	10	72	0	16	0	0	10	88
Brantford CMA	67	40	0	0	0	2	72	82
Brant County	30	14	0	0	0	0	30	14
Brantford City	37	26	0	0	0	2	42	27

Source: CMHC (Starts and Completions Survey)

Table 1a: Absorbed Single-Detached Units by Price Range
February 2016

Subdivision	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $499,999		$500,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
February 2016	43	13.9	2	3.8	104	33.2	117	33.6	127	97.5	393		514,097
February 2015	3	6.8	10	18.1	5	8.1	16	23.8	23	45.1	62	499,000	528,351
Year-to-date 2016	85	17.4	19	13.4	80	22.2	92	26.4	128	98.5	1,804		499,434
Year-to-date 2015	18	9.4	36	18.1	11	5.8	90	23.3	81	65.1	1,888	499,000	505,880
Dundas-Hamilton City													
February 2016	0	0.0	0	0.0	5	18.8	7	65.8	4	20.0	196		
February 2015	1	5.9	1	5.9	5	29.4	8	47.1	2	11.8	17		699,229
Year-to-date 2016	6	14.3	5	8.1	5	13.5	16	43.2	7	18.9	37		
Year-to-date 2015	1	5.9	4	16.7	5	13.9	16	44.4	8	22.2	36		
Stoney Creek City													
February 2016	0	0.0	1	8.3	4	33.3	3	25.0	4	33.3	132		528,429
February 2015	0	0.0	4	14.3	5	0.0	4	14.3	17	60.7	28		539,991
Year-to-date 2016	3	5.9	1	5.9	8	23.5	5	14.7	18	52.9	94		528,429
Year-to-date 2015	4	6.3	10	14.9	5	9.0	11	16.4	37	58.2	67		539,031
Ancaster City													
February 2016	1	8.3	0	0.0	0	0.0	3	25.0	8	66.7	132		518,129
February 2015	1	12.5	0	0.0	0	0.0	1	12.5	6	75.0	8		
Year-to-date 2016	3	6.7	3	6.7	5	16.7	9	20.0	18	40.0	101		530,299
Year-to-date 2015	3	8.6	0	0.0	1	2.9	8	22.9	23	65.7	35	550,000	655,083
Glanbrook Town													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0		
February 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1		
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0		
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1		
Flamborough													
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	0	100.0	6		
February 2015	1	16.7	0	66.7	0	0.0	0	0.0	1	16.7	6		
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	0	100.0	8		
Year-to-date 2015	2	22.2	1	54.2	0	0.0	1	9.2	5	33.3	24		649,423
Glanbrook													
February 2016	2	28.6	1	9.2	0	57.1	0	14.7	0	0.0	59		
February 2015	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	0		
Year-to-date 2016	10	22.4	13	18.5	23	51.0	11	15.3	7	9.2	71		492,141
Year-to-date 2015	2	20.0	2	20.0	2	8.0	5	20.0	4	28.0	25		418,207
City of Burlington													
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2		
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2		1,602,000
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8		
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14		1,245,129
Grimsby													
February 2016	1	16.7	1	16.7	2	33.3	1	16.7	1	16.7	10		
February 2015	2	20.0	1	10.0	2	20.0	1	10.0	0	0.0	10		578,000
Year-to-date 2016	1	14.3	2	28.6	2	28.6	1	14.3	1	14.3	7		
Year-to-date 2015	7	38.9	3	27.8	3	27.8	1	5.6	0	0.0	18		568,711

Source: CMHC (Market Absorption Survey)

Table 1a: Absorbed Single-Detached Units by Price Range
February 2016

Submarket	Price Range										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
February 2016	11	13.8	5	6.3	18	22.5	18	22.5	28	35.0	80	$459,000	$526,784
February 2015	9	7.9	11	16.1	31	13.6	27	23.7	33	46.5	77	$459,000	$501,000
Year-to-date 2016	28	14.9	21	10.8	42	21.5	56	28.5	47	24.0	195	$479,000	$507,999
Year-to-date 2015	32	11.5	31	18.5	74	7.2	65	19.9	97	46.7	223	$459,000	$479,999

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
February 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
February 2016	1	16.7	1	16.7	2	33.3	0	0.0	2	33.3	6	-	469,817
February 2015	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	-	-
Year-to-date 2016	2	10.5	5	26.3	3	15.8	1	5.3	8	42.1	19	-	505,942
Year-to-date 2015	4	19.0	2	9.5	2	9.5	2	9.5	11	52.4	21	530,000	475,000
Brantford City													
February 2016	4	21.1	4	21.1	5	26.3	3	15.8	3	15.8	19	-	406,789
February 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Year-to-date 2016	6	24.0	7	28.0	5	20.0	4	16.0	3	12.0	25	-	397,240
Year-to-date 2015	9	56.3	4	25.0	1	6.3	2	12.5	0	0.0	16	315,000	331,664
Brantford CMA													
February 2016	5	20.0	5	20.0	7	28.0	3	12.0	5	20.0	25	410,000	421,916
February 2015	0	0.0	2	28.6	1	14.3	2	28.6	2	28.6	7	-	476,241
Year-to-date 2016	8	18.2	12	27.3	8	18.2	5	11.4	11	25.0	44	405,000	444,180
Year-to-date 2015	13	35.1	6	16.2	3	8.1	4	10.8	11	29.7	37	380,000	424,874

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units

February 2016

Submarket	Feb 2016	Feb 2015	% Change	YTD 2016	YTD 2015	% Change
Hamilton CMA	$530,196	$581,400	-8.8	507,693	$570,044	-10.9
City of Hamilton	$516,247	$529,321	-2.5	486,626	505,985	-3.8
Former Hamilton City	-	-	n/a	449,229	-	n/a
Stoney Creek City	$520,429	$539,941	-3.6	$520,429	529,031	-1.6
Ancaster City	$518,230	-	n/a	535,299	655,583	-18.3
Dundas Town	-	-	n/a	-	-	n/a
Flamborough	-	-	n/a	-	349,425	n/a
Glanbrook	-	-	n/a	402,141	416,507	-3.4
City of Burlington	-	1,632,000	n/a	-	1,548,124	n/a
Grimsby	-	378,989	n/a	-	369,711	n/a
Brantford CMA	421,916	476,241	-11.4	444,180	424,874	4.5
Brant County	469,817	-	n/a	505,942	475,000	6.5
Brantford City	406,789	-	n/a	397,240	331,664	19.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton February 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	685	-7.7	1,130	1,328	1,642	68.8	417,700	8.1	426,329
	February	1,041	12.9	1,259	1,339	1,657	76.0	437,386	9.8	430,151
	March	1,342	10.5	1,230	2,009	1,752	70.2	443,706	8.1	430,496
	April	1,642	15.1	1,321	2,225	1,743	75.8	448,007	8.0	434,739
	May	1,752	9.2	1,400	2,433	1,811	77.3	447,019	10.1	434,517
	June	1,985	30.2	1,487	2,340	1,787	83.2	449,945	10.0	439,415
	July	1,564	4.5	1,354	1,835	1,743	77.7	434,730	5.3	433,370
	August	1,251	7.5	1,328	1,687	1,817	73.1	464,101	16.6	470,870
	September	1,319	7.5	1,341	1,949	1,706	78.6	449,233	9.1	447,218
	October	1,363	12.8	1,437	1,678	1,738	82.7	436,562	3.8	440,792
	November	1,211	15.2	1,361	1,239	1,675	81.3	431,566	8.3	443,496
	December	752	1.3	1,260	594	1,586	79.4	424,444	9.4	453,008
2016	January	735	7.3	1,267	1,111	1,470	86.2	451,130	8.0	458,654
	February	1,082	3.9	1,239	1,405	1,642	75.5	456,083	4.3	451,195
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	3,068	6.6		4,676			435,755	8.8	
	Q1 2016	N/A			N/A			N/A		
	YTD 2015	1,726	3.7		2,667			429,574	9.3	
	YTD 2016	1,817	5.3		2,516			454,080	5.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford February 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	113	16.5	177	186	229	77.3	263,357	7.1	263,357
	February	151	37.3	176	191	242	72.7	285,191	11.9	285,191
	March	200	24.2	186	342	305	61.0	266,681	-3.4	266,681
	April	272	61.9	238	304	245	97.1	301,925	8.9	301,925
	May	232	6.4	200	294	236	84.7	303,422	9.5	303,422
	June	249	2.0	189	308	246	76.8	312,515	23.0	312,515
	July	244	-1.2	199	306	255	78.0	295,585	3.2	295,585
	August	225	16.6	219	274	272	80.5	299,185	13.2	299,185
	September	186	-2.1	186	271	245	75.9	280,629	6.9	280,629
	October	201	12.9	209	221	242	86.4	292,202	-2.3	292,202
	November	186	14.8	198	225	265	74.7	307,355	15.0	307,355
	December	125	16.8	208	101	243	85.6	276,982	4.3	276,982
2016	January	138	22.1	224	206	263	85.2	316,455	20.2	316,455
	February	178	17.9	195	201	249	78.3	300,393	5.3	300,393
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	464	26.1		719			271,895	3.9	
	Q1 2016	N/A			N/A			N/A		
	YTD 2015	264	27.5		377			275,845	10.1	
	YTD 2016	316	19.7		407			307,408	11.4	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
February 2016

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.5	125.3	379.5	5.6	62.9	914
	February	567	2.89	4.74	113.4	126.2	378.5	5.4	62.6	917
	March	567	2.89	4.74	113.6	127.1	379.1	5.4	62.6	919
	April	561	2.89	4.64	113.6	126.9	381.1	5.1	62.7	923
	May	561	2.89	4.64	114.0	127.7	385.9	5.0	63.3	928
	June	561	2.89	4.64	114.4	128.2	387.8	5.3	63.8	928
	July	561	2.89	4.64	115.1	128.4	392.2	5.4	64.5	941
	August	561	2.89	4.64	116.0	128.0	392.1	5.2	64.4	945
	September	561	2.89	4.64	116.1	127.8	391.3	5.3	64.2	956
	October	561	2.89	4.64	116.5	127.9	385.7	5.6	63.4	947
	November	561	3.14	4.64	116.6	127.9	386.4	6.0	63.8	951
	December	561	3.14	4.64	116.6	127.5	385.4	5.9	63.5	953
2016	January	561	3.14	4.64		127.8	384	6.4	63.5	971
	February	561	3.14	4.64		128.2	383.4	6.1	63.1	986
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
February 2016

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2015	January	570	3.14	4.79	119.7	125.3	70.8	6.0	67.6	858
	February	567	2.89	4.74	120.1	126.2	72.4	5.5	68.8	856
	March	567	2.89	4.74	120.3	127.1	73.5	5.4	69.6	854
	April	561	2.89	4.64	120.6	126.9	72.6	5.2	68.7	861
	May	561	2.89	4.64	121.0	127.7	70.0	5.8	66.6	863
	June	561	2.89	4.64	121.5	128.2	68.0	6.1	64.8	863
	July	561	2.89	4.64	121.9	128.4	67.4	7.0	64.8	866
	August	561	2.89	4.64	122.5	128.0	67.7	7.0	65.1	858
	September	561	2.89	4.64	122.7	127.8	67.8	6.4	64.6	867
	October	561	2.89	4.64	123.1	127.9	68.0	5.3	64.0	867
	November	561	3.14	4.64	123.4	127.9	67.5	5.3	63.5	876
	December	561	3.14	4.64	123.5	127.5	68.5	4.9	64.2	875
2016	January	561	3.14	4.64		127.8	68	5.8	64.6	874
	February	561	3.14	4.64		128.2	68.7	5.8	64.9	873
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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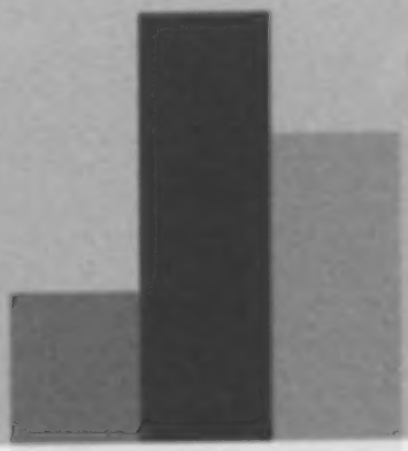

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